104.0	0002	0002.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,070,900 /	1,070,900
					USE VALUE:	1,070,900 /	1,070,900
					ASSESSED:	1,070,900 /	1,070,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		OLD MIDDLESEX PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRUNKO ZACHARY P & AMINA
Owner 2:	
Owner 3:	
Street 1:	21 OLD MIDDLESEX PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ESTATE OF ROBERT W BIBEAU -
Owner 2:	C/O ROBERT E BIBEAU -
Street 1:	11 BROOKSWELD RD
Twn/City:	CANTON
St/Prov:	MA Cntry:
Postal:	02021

NARRATIVE DESCRIPTION

This parcel contains .31 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1952, having primarily Wood Shingle Exterior and 2816 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13505.000	492,700	600	577,600	1,070,900
Total Card	0.310	492,700	600	577,600	1,070,900
Total Parcel	0.310	492,700	600	577,600	1,070,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.29 | /Parcel: 380.29

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	66653
GIS Ref	
GIS Ref	
Insp Date	10/03/18

!8242!

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0002-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	492,700	600	13,505.	577,600	1,070,900		Year end	12/23/2021
2021	101	FV	478,900	600	13,505.	577,600	1,057,100		Year End Roll	12/10/2020
2020	101	FV	478,900	600	13,505.	577,600	1,057,100	1,057,100	Year End Roll	12/18/2019
2019	101	FV	343,700	700	13,505.	577,600	922,000	922,000	Year End Roll	1/3/2019
2018	101	FV	301,600	700	13,505.	495,100	797,400	797,400	Year End Roll	12/20/2017
2017	101	FV	301,600	700	13,505.	462,100	764,400	764,400	Year End Roll	1/3/2017
2016	101	FV	301,600	700	13,505.	396,100	698,400	698,400	Year End	1/4/2016
2015	101	FV	289,600	700	13,505.	354,800	645,100	645,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:59:07

LAST REV

Date	Time
07/25/19	10:09:49
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8242

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ESTATE OF ROBER	1417-46		6/6/2012	Estate/Div	600,000	No	No		
BIBEAU ROBERT W	1380-119		2/18/2010	Family	1	No	No		
	698-26		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	66653
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/1/2013	272	Solar Pa	20,600	C				Install 20 solar e
9/11/2012	1145	Heat App	8,000					Install 2 new heat
8/21/2012	1046	Demo gar	214,000	C				NEW 2 CAR GAR W/FL

ACTIVITY INFORMATION

Date	Result	By	Name
10/3/2018	Inspected	BS	Barbara S
9/11/2018	MEAS&NOTICE	CC	Chris C
6/17/2013	Fieldrev-Chg	BR	B Rossignol
5/24/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	EMK	Ellen K
9/6/2012	MLS	EMK	Ellen K
2/18/2009	Meas/Inspect	189	PATRIOT
11/9/2000	Hearing Chag	201	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13505		Sq. Ft.	Site		0	70.	0.61	4									577,609						577,600	

Total AC/HA:	0.31003	Total SF/SM:	13505	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	577,609	Spl Credit		Total:	577,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	20 - Copm. Clap	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	7 - PHOTOVOLTAIC		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	50	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.02286935
Const Adj.:	0.99490047
Adj $ / SQ:	142.471
Other Features:	100151
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	605343
Depreciation:	112594
Depreciated Total:	492749

COMMENTS

OF=SINK IN BMT PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

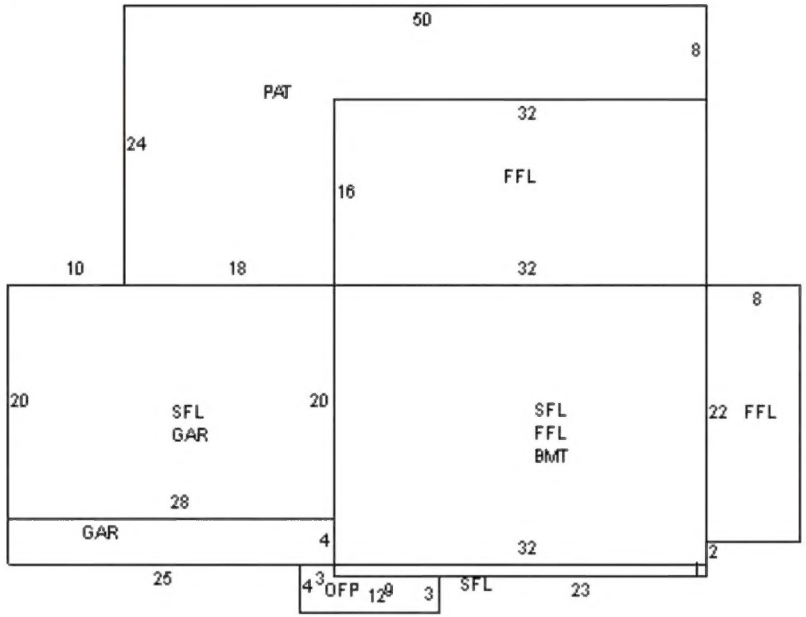
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	156.72
Special Features:	0	Val/Su Net:	98.88
Final Total:	492700	Val/Su SzAd	174.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,456	142.470	207,438
SFL	Second Floor	1,360	142.470	193,761
BMT	Basement	768	42.740	32,825
PAT	Patio	688	2.780	1,913
GAR	Garage	672	18.620	12,516
OFP	Open Porch	39	43.780	1,707

Net Sketched Area:	4,983			Total:	450,160
Size Ad	2816	Gross Area	4983	FinArea	2816

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	14X8	A	AV	1985	7.79	T	27.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

PARCEL ID

104.0-0002-0002.A

IMAGE

AssessPro Patriot Properties, Inc